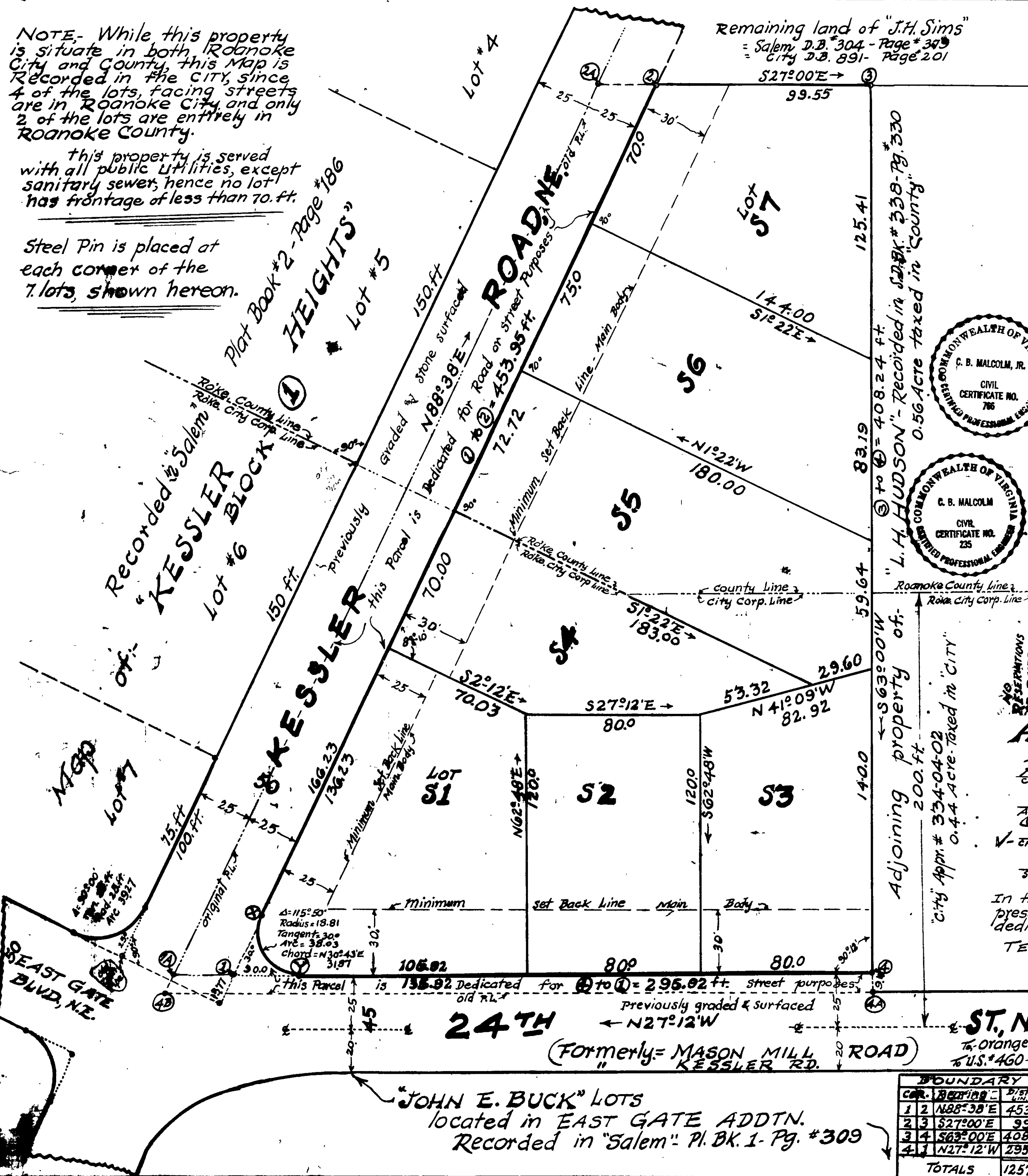


NOTE- While this property is situate in both Roanoke City and County, this Map is Recorded in the CITY, since 4 of the lots, facing streets are in Roanoke City, and only 2 of the lots are entirely in Roanoke County.

This property is served with all public utilities, except sanitary sewer, hence no lot has frontage of less than 70 ft.

Steel Pin is placed at each corner of the 7 lots, shown hereon.



Remaining land of "J.H. Sims"
= Salem D.B. #304 - Page #349
City D.B. 891 - Page 201

KNOW ALL MEN BY THESE PRESENTS:
That A.W. Simmons and Ida F. Simmons are the owners of the land shown hereon, subdivided into the 7 lots.

The original tract, containing by Deed 2.28 Acres, was deeded to IDA F. Simmons and James A. Bear, Trustee by Jacob Henry Sims and wife, by Deed dated August 1st, 1953, of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book # 503 - Page # 211.

The description given in said Deed is taken from Map, drawn from existing maps and records by C.B. Malcolm & Son, dated July 30, 1953, which land was not actually surveyed on the ground, which fact accounts for minor differences between this actual survey and the aforesaid Deed description.

As shown hereon this land is partly situate in Roanoke City and partly in Roanoke County, there being 1.5 Acres of said property taxed in Roanoke City, and known as Tax Appraisal lot # 334.0401.

The said owners further certify that they have subdivided this land as shown hereon, entirely with their own free will and consent as required by the 1950 Code of Virginia Section No. 15-797, thereto applying.

The said owners further certify, that they hereby DEDICATE to the City of Roanoke and to the County of Roanoke, in fee simple those certain strips or parcels of land, shown hereon bounded by corners ④ ④A ④B ②A ② ① ①A ①B, which land is to be used for street and roadway purposes.

In witness whereof, is hereby placed the Signatures and Seals of the said owners on this day of October 1955.

A.W. Simmons (Seal) Ida F. Simmons (Seal)
OWNER. OWNER.

State of Virginia } to wit:-
City of Roanoke }
I, Mary Linda M. Smiley, a Notary Public, in and for the aforesaid City and State do hereby certify, that A.W. Simmons and Ida F. Simmons, his wife, whose names are signed to the above writing dated Oct. 20, 1955, have each personally appeared before me, in my said City and State, and acknowledged the same on Oct. 1, 1955.

My Commission expires - Jan. 15, 1957 Mary Linda M. Smiley
NOTARY PUBLIC.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this Map is presented on 1955 and with the Certificates of acknowledgment and dedication thereto annexed, is admitted to Record at 1:15 o'clock P.M. 1955.

APPROVED:-
H. Cetus Boyles, City Engineer of Roanoke, Virginia, Date: 11/10/55
J.R. Hildebrand, Chairman of Roanoke City Planning Commission, Date: 11/10/55
R.B. Matthews, Secretary for Roanoke County Planning Commission, Date: 10/7/55

In the Clerk's Office of the Hustings Court for the City of Roanoke, Va., this Map is presented on 1955, and with the Certificates of acknowledgment and dedication thereto annexed, is admitted to Record at 9:15 o'clock A.M.

TESTE: W.M. H. CARR, Clerk. By: Gene Testerman, Deputy Clerk.

BOUNDARY LINE CALCULATIONS

Cor.	Bearing	Distance	NORTH	SOUTH	EAST	WEST
1	N88°38'E	453.95	10.83		453.82	
2	S27°00'E	99.55		88.70	45.28	
3	S63°00'E	408.24		185.34		363.75
4	N27°12'W	295.92	263.20			135.26
TOTALS		1257.66	274.03	274.04	499.02	499.01

MAP OF:
SIMMONS COURT
PROPERTY OF:
A.W. & IDA F. SIMMONS
Roanoke, Virginia.
By: C.B. Malcolm & Son.
Date: Sept. 28, 55. State Cert. # 14, 55. Scale 1" = 50'